

MIXED USE DEVELOPMENT SITE AVAILABLE

SEC - US Highway 31 S & Worthsville Rd Greenwood, IN 46143



MIDLAND ATLANTIC
PROPERTIES



PROPERTY OVERVIEW

23 Acre Site near the Southeast Corner of US Highway 31 South and Worthsville Road in Greenwood, Indiana

PROPERTY HIGHLIGHTS

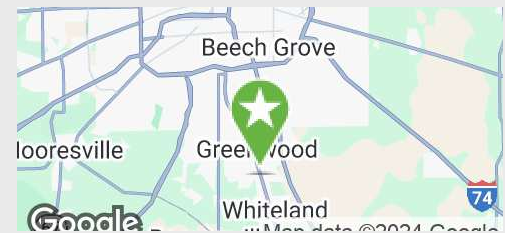
- Outlots with Prime Frontage along US 31 Hwy South - +/- 1,300 LF
- +/- 23 Gross Acres
- Exposure to Over 52,895 Vehicles Per Day on US 31 & Worthsville Road
- Worthsville Road is the New East – West Connector Across Greenwood with New Roundabouts to Facilitate Traffic; Less than 4 Minutes to Stones Crossing and SR 135 in Center Grove
- Adjacent to Endress Hauser Expansion of Americas HQ with New 106,000 SF Facility Bringing in 150+ High Income Professionals to their Existing 500 Employee Campus
- Near Central Nine Career Center, Clark Pleasant Schools, Greenwood HS, Freedom Springs Aquatic Park, and Greenwood's Brand New Field House
- Strong Consumer Spending and YOY Growth
- 30,000 Population within 5 Minute Drive Time

DEMOGRAPHICS 3 MILES 5 MILES

	3 MILES	5 MILES
Total Population	57,802	131,860
Average HH Income	\$100,416	\$103,403
Businesses	2,150	5,010
Employees	17,730	39,135

TRAFFIC COUNTS

Worthsville Road	18,403
US Hwy 31 South	34,492



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Indianapolis Office
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MIDLANDATLANTIC.COM

DEVELOPMENT • BROKERAGE • ACQUISITIONS • MANAGEMENT

Information contained herein has been obtained from sources deemed reliable but is not guaranteed and is subject to change without notice.

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GREENWOOD
PARK MALL
A SIMON MALL

THE MADISON
The Madison Apartments & Retail
329 Luxury Apartments

CENTRAL NINE
CAREER CENTER

LUMBER

Worthsville Road

Endress+Hauser
100+ Square Foot
Headquarter Expansion

EH
Endress+Hauser Campus
+/- 700 Employees
Once Completed

Wawa
Coming 2025

Crew
CARWASH
Pending
QSR

everwise
ACE Hardware
Starbucks Under Construction
bp
Arby's
LONG JOHN SILVER'S
McDonald's
Kroger
Existing Signal

DONATOS
O'Reilly

AVAILABLE
ZONED CL:
Commercial Large
& Multifamily

Proposed Signal

FedEx amazon
(Over 12 Million Square Feet)

INTERSTATE
65

NACHI
+/- 400 Employees

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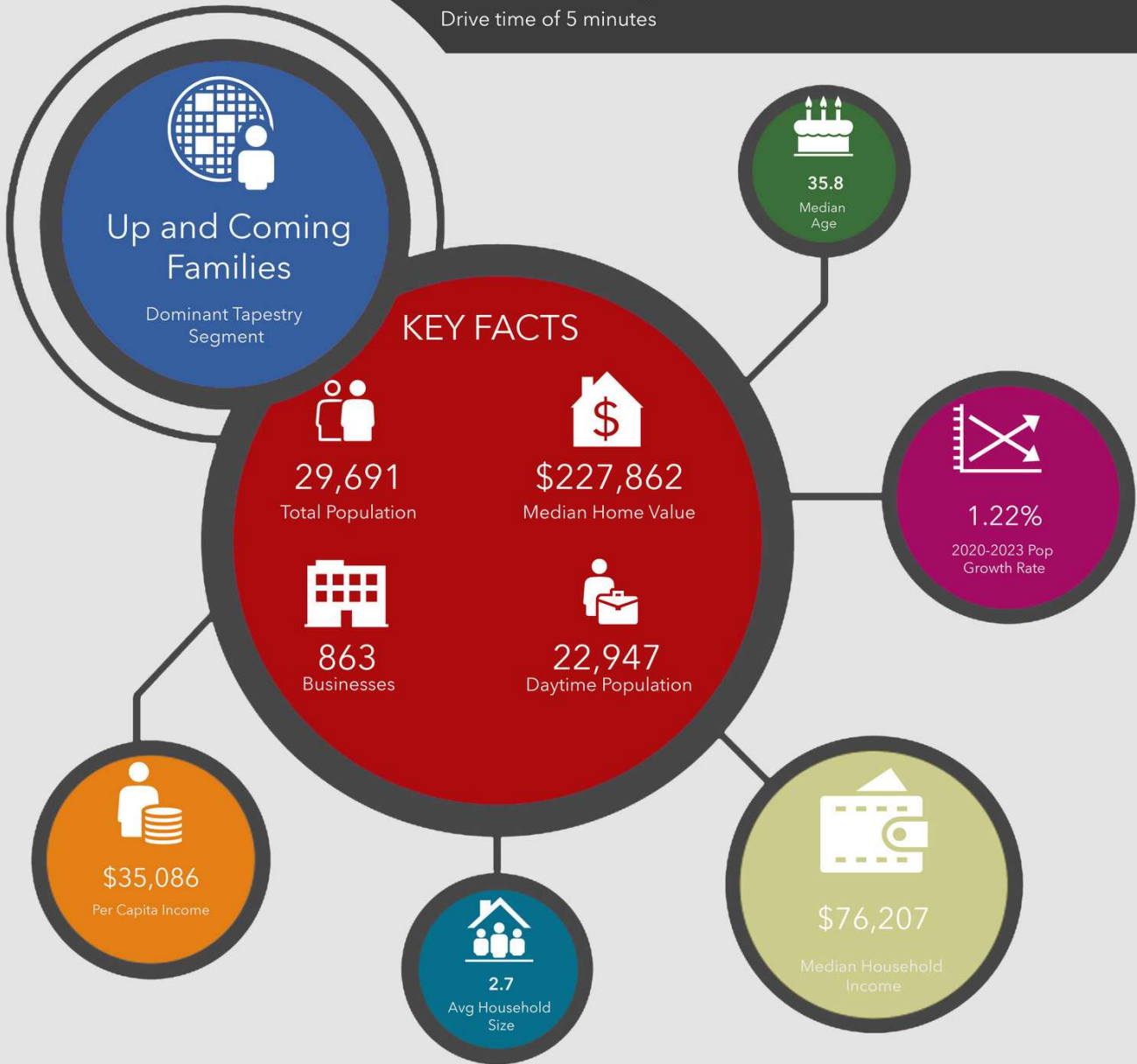
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213-281 E County Road 750 N

Drive time of 5 minutes



KEY SPENDING FACTS



Source: Esri, Esri-Data Axle, Esri-U.S. BLS. Esri forecasts for 2023, 2028.

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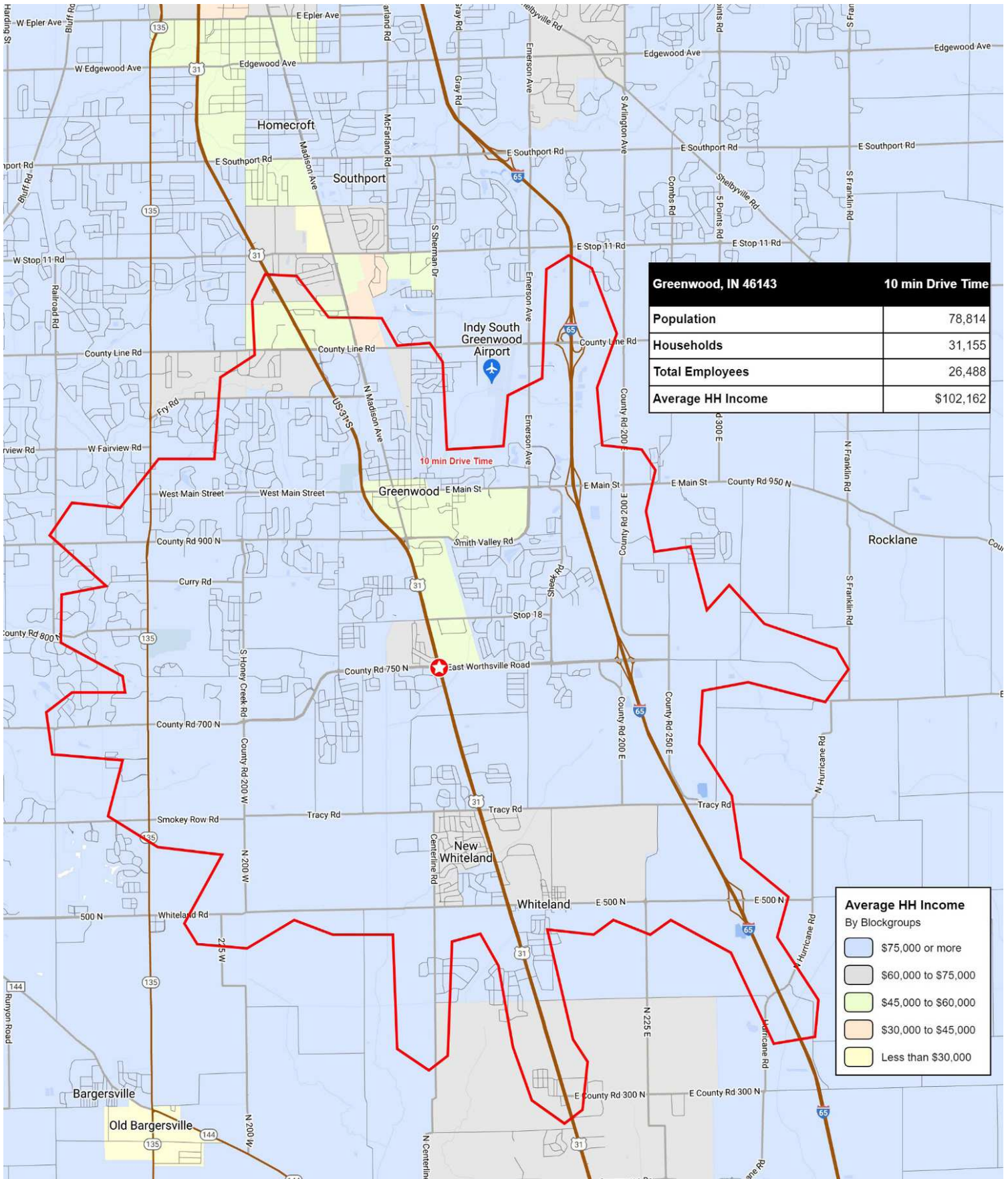
Spending facts are average annual dollars per household

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Greenwood, IN 46143		10 min Drive Time
Population		78,814
Households		31,155
Total Employees		26,488
Average HH Income		\$102,162

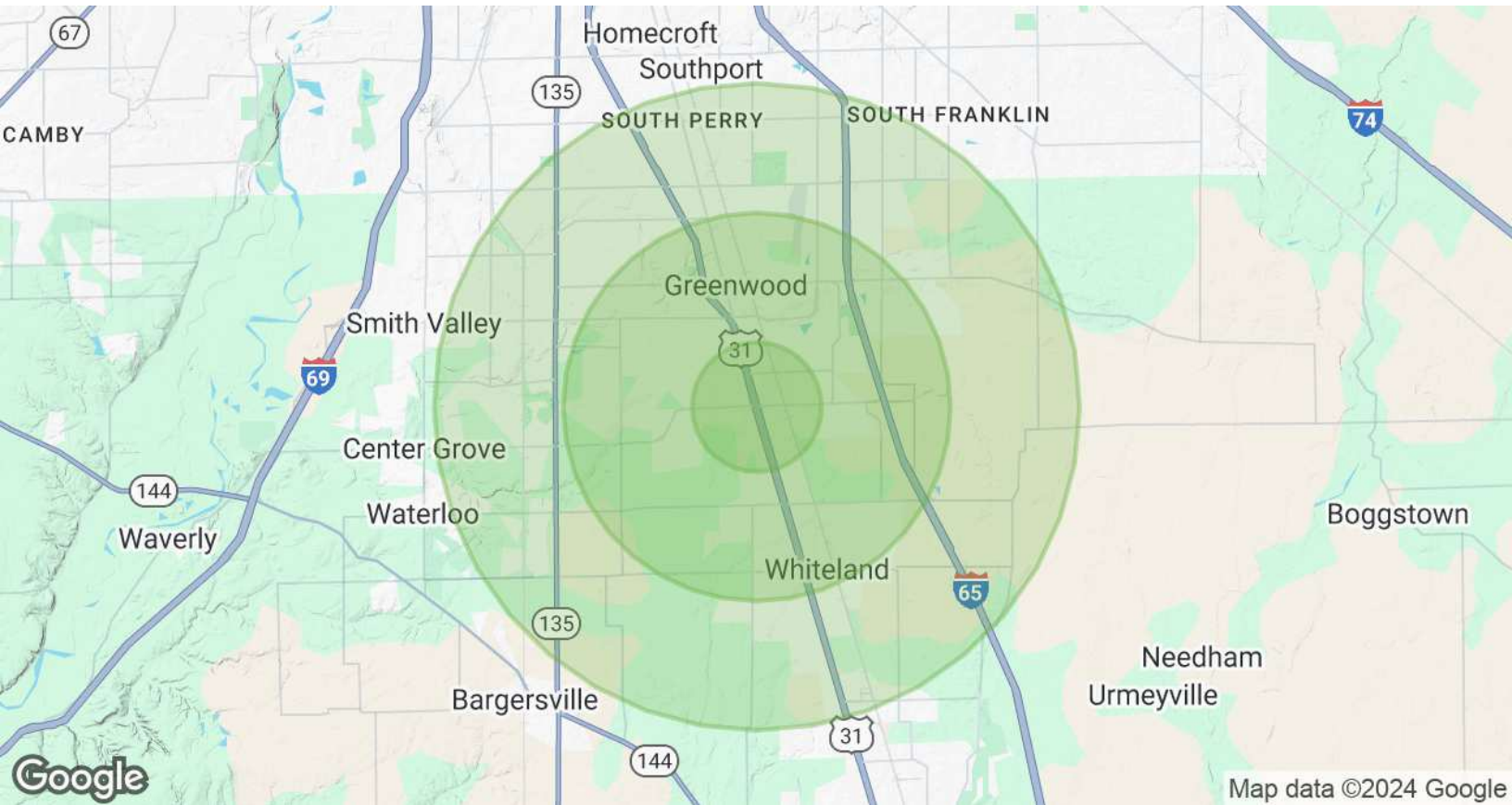
Average HH Income By Blockgroups	
	\$75,000 or more
	\$60,000 to \$75,000
	\$45,000 to \$60,000
	\$30,000 to \$45,000
	Less than \$30,000

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POPULATION & HOUSING

	1 MILE	3 MILES	5 MILE
Total Population	11,357	57,802	131,860
Projected Annual Growth (2024-2029)	1.3%	1.1%	0.8%
Total Households	4,103	22,786	51,867
Median Home Value	\$235,006	\$260,311	\$269,350

INCOME & BUSINESS

	1 MILE	3 MILES	5 MILE
Average HH income	\$100,935	\$100,416	\$103,403
Daytime Population (16+ years)	5,541	34,188	76,441
Total Businesses	330	2,150	5,010
Total Employees	2,415	17,730	39,135

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